

## James Argles

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**From:** Planning Support  
**Subject:** FW: : HGY/2023/0318 - St Williams response

**Sent:** 07 March 2023 15:29

**Subject:** RE: HGY/2023/0318 - Condition 32 (Updated air quality assessment ) Phase 3a

Good Afternoon Valerie,

There was a fair bit of discussion on this condition around the time of submitting the pre-commencement element of the condition (Part D). I've tried to summarise as follows;

- Part A (prior to submission of Reserved Matters) was approved at Reserved Matters stage (HGY/2019/0362 (D1&D2) and HGY/2019/1775 (D3-D4));
- Part D (no development works will take place) was submitted prior to commencement and approved, reference (HGY/2020/0431);
- Parts B & C (implementation of measures) is the current submission we are seeking discharge for. There are no specific measures outlined for Phase 3. As such, it is considered that Part B & C of Condition 32 for Phase 3 should be fully discharged. The condition does not call for 6-months additional monitoring, nor does the approved Air Quality Assessment.

The request from Kenny Abercrombie to provide 6-months of additional monitoring was required to inform the Detailed Site Wide Air Quality Assessment for future phases and submissions against Condition 32 i.e. Phases 4 and 5.

Phase 3 is under construction, with an approved detailed site wide Air Quality Assessment in place (Parts A & D). Providing additional monitoring to inform parts B & C of the condition wouldn't make sense as these parts are demonstration of implementation measures outlined in the approved Air Quality Assessment.

The additional monitoring requested from Kenny was to inform the submission of future Air Quality Assessments and there was a lengthy debate on this back in 2021 whereby the scope of the monitoring to inform future AQ submissions was agreed, I've attached an email thread for your information. Subsequently, we undertook an additional 6-months air quality monitoring in November 2021 which will be utilised to inform the Air Quality submission for Phase 4. I believe this submission is already in discussion with the Pollution team and Watermans.

I trust the above clarifies things and provides sufficient information for the officer to recommend discharge of the condition.

Thank you,

Ed

**Edward Friel** RIBA  
Senior Technical Manager



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**From:** Valerie Okeiyi

**Sent:** 03 March 2023 15:17

**Subject:** HGY/2023/0318 - Condition 32 (Updated air quality assessment ) Phase 3a